128.0	0002	0007.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,064,600 / 1,064,600
					USE VALUE: 1,064,600 / 1,064,600
					ASSESSED: 1,064,600 / 1,064,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIENG HAM CHI
Owner 2:	
Owner 3:	
Street 1:	23 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FOGEL ROBERT V -
Owner 2:	-
Street 1:	4 JOHNSONS GRANT
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3654 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	580,900	4,600	479,100	1,064,600
Total Card	0.137	580,900	4,600	479,100	1,064,600
Total Parcel	0.137	580,900	4,600	479,100	1,064,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.39 | /Parcel: 291.3

Legal Description

User Acct 82742

GIS Ref

GIS Ref

Insp Date 04/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	581,200	4600	5,962.	479,100	1,064,900	1,064,900	Year End Roll	12/18/2019
2019	104	FV	443,500	4600	5,962.	449,100	897,200	897,200	Year End Roll	1/3/2019
2018	104	FV	443,500	4600	5,962.	371,300	819,400	819,400	Year End Roll	12/20/2017
2017	104	FV	416,300	4600	5,962.	341,400	762,300	762,300	Year End Roll	1/3/2017
2016	104	FV	416,300	4600	5,962.	311,400	732,300	732,300	Year End	1/4/2016
2015	104	FV	371,600	4600	5,962.	305,400	681,600	681,600	Year End Roll	12/11/2014
2014	104	FV	371,600	4600	5,962.	283,900	660,100	660,100	Year End Roll	12/16/2013
2013	104	FV	386,400	4600	5,962.	270,100	661,100	661,100		12/13/2012

!9995!

PRINT

Date	Time
12/11/20	00:22:05

LAST REV

Date	Time
05/01/18	11:39:44

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9995

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOGEL ROBERT V,	32133-574		12/13/2000		482,000	No	No		
MCCLAIN GINA	29257-118		10/23/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2016	1028	Manual	5,000		7/28/2016			Interior demo.
2/15/2002	423	Dormers	20,000	O		G4	GR FY04	CONSTRUCT DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	CC	Chris C
11/18/2008	Meas/Inspect	189	PATRIOT
2/5/2001	MLS	HC	Helen Chinal
11/30/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	82742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	479,087	Spl Credit		Total:	479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.93739557
Const Adj.:	0.97515047
Adj $ / SQ:	155.397
Other Features:	142500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	789292
Depreciation:	208373
Depreciated Total:	580919

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 14 | BRs: 7 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	9	5	M
Totals			
2	14	7	

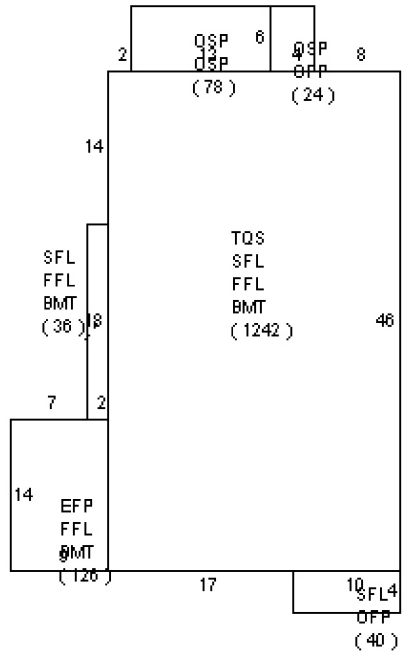
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	155.40
Special Features:	0	Val/Su Net:	107.02
Final Total:	580900	Val/Su SzAd	159.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,404	46.620	65,453
FFL	First Floor	1,404	155.400	218,178
SFL	Second Floor	1,318	155.400	204,814
TQS	3/4 Story	932	155.400	144,753
OSP	Screen Porch	180	27.530	4,956
EFP	Enclos Porch	126	47.620	6,000
OFP	Open Porch	64	41.230	2,639
	Net Sketched Area:	5,428	Total:	646,793
Size Ad	3653.5	Gross Are	5738	FinArea 3654

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID: 128.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1925	22.31	T	40	104			4,600			4,600

More: N | Total Yard Items: 4,600 | Total Special Featues: | Total: 4,600